

4.13 Utilities

4.13.1 Environmental Setting

PHYSICAL SETTING

Water Supply

Potable Water

Water supply to the Planning Area is provided by the Mid-Peninsula Water District (MPWD), which covers the City of Belmont, small portions of the City of San Carlos, Redwood City, and parts of unincorporated San Mateo County, including the Harbor Industrial Area (HIA). Potable water facilities are shown in Figure 4.13-1. Currently, MPWD purchases all of its water from the San Francisco Public Utilities Commission (SFPUC). Most of the Planning Area's water is drawn from the Sierra Nevada mountains through the Hetch Hetchy Regional System, and the rest is produced by the SFPUC from its local watersheds and facilities in Alameda and San Mateo Counties. None of the water sources within the Planning Area, including surface water, ground water, and recycled water, are viable or financially feasible to be developed. Further information on surface water is found in Section 4.8 of this EIR, "Hydrology, Flooding, and Water Quality."

Figure 4.13-1: Existing Water System in the Planning Area



Groundwater

The Planning Area's water is supplied by the Mid-Peninsula Water District, which does not draw on groundwater from wells to service the population. However, some private residences in Belmont may have private wells, which are addressed in Section 26 of the Belmont Municipal Code.

Water Supply

Water demand fluctuates in relation to the local development. In Belmont, moderate but steady growth served by proposed new housing and employment indicate more water use in the future. However, total water use is gradually expected to level off because of conservation savings from the implementation of updated plumbing and building codes, as shown in the MPWD Urban Water Management Plan 2015's projections. While total water demand will increase by 2035, multi-family residential water demand is anticipated to decline from 2020 to 2035, and single family residential demand is expected to remain roughly constant during the same timeframe. Table 4.13-1 shows the water demand in 2015 in addition to projected water demand in the MPWD between 2020 and 2035.

Table 4-13-1: Potable and Raw Water Demand 2015-2035 (in MG¹)

Sector	2015 ²	2020 ³	2025 ³	2030 ³	2035 ³
Single-Family Residential	429	612	613	610	613
Multi-Family Residential	140	187	186	183	183
Commercial	146	210	223	237	248
Industrial	21	54	50	47	43
Public Authority	49	63	64	66	67
Demand	785	1,126	1,136	1,143	1,154
Losses	55	70	73	75	77
Production Requirement	840	1,196	1,209	1,218	1,231

Notes:

1. MG = Million Gallons.

2. MPWD actual 2015 metered data. MPWD consumption data from MPWD's Continental Utility Solutions, Inc., (CUSI) billing system.

3. Future projections source: BAWSCA Regional Water Demand and Conservation Projections Report (MWM, September 2014). Projected water use includes plumbing code savings.

Source: MPWD Urban Water Management Plan, 2015.

Water supplies for 2015-2035 are provided in Table 4.13-2. An Interim Supply Allocation was imposed by the SFPUC that reduces the supply to 3.71 mgd (1,354 MG per year) through 2018, after which the supply assurance from the SFPUC is 3.891 mgd (1,420 MG per year).

Table 4.13-2: Water Supply 2015-2035 (in MG¹)

Sector	2015 ²	2020 ^{2,3}	2025 ³	2030 ³	2035 ³
Supply	1,354	1,420	1,420	1,420	1,420

Notes:

1. MG = Million Gallons.

2. An Interim Supply Allocation was imposed by the SFPUC that reduces the supply to 3.71 mgd (1,354 MG per year) through 2018.

3. MPWD's supply assurance from SFPUC is 3.891 mgd (1,420 MG per year) under the terms of the Water Supply Contract with the SFPUC. The MPWD's supply assurance continues indefinitely.

Source: MPWD Urban Water Management Plan, 2015.

A comparison of water supply and demand is provided in Table 4.13-3. According to the 2015 Urban Water Management Plan (UWMP), MPWD's water supply is sufficient to meet current and projected demands.

Table 4.13-3: Water Supply vs Demand 2015-2035 (in MG¹)

Sector	2015	2020	2025	2030	2035
Supply ²	1,354	1,420	1,420	1,420	1,420
Demand ³	840	1,196	1,209	1,218	1,231
Difference	514	224	211	202	189

Notes:

1. MG = Million Gallons.

2. From Table 4.13-2.

3. From Table 4.13-1.

Source: MPWD Urban Water Management Plan, 2015.

Water Conservation

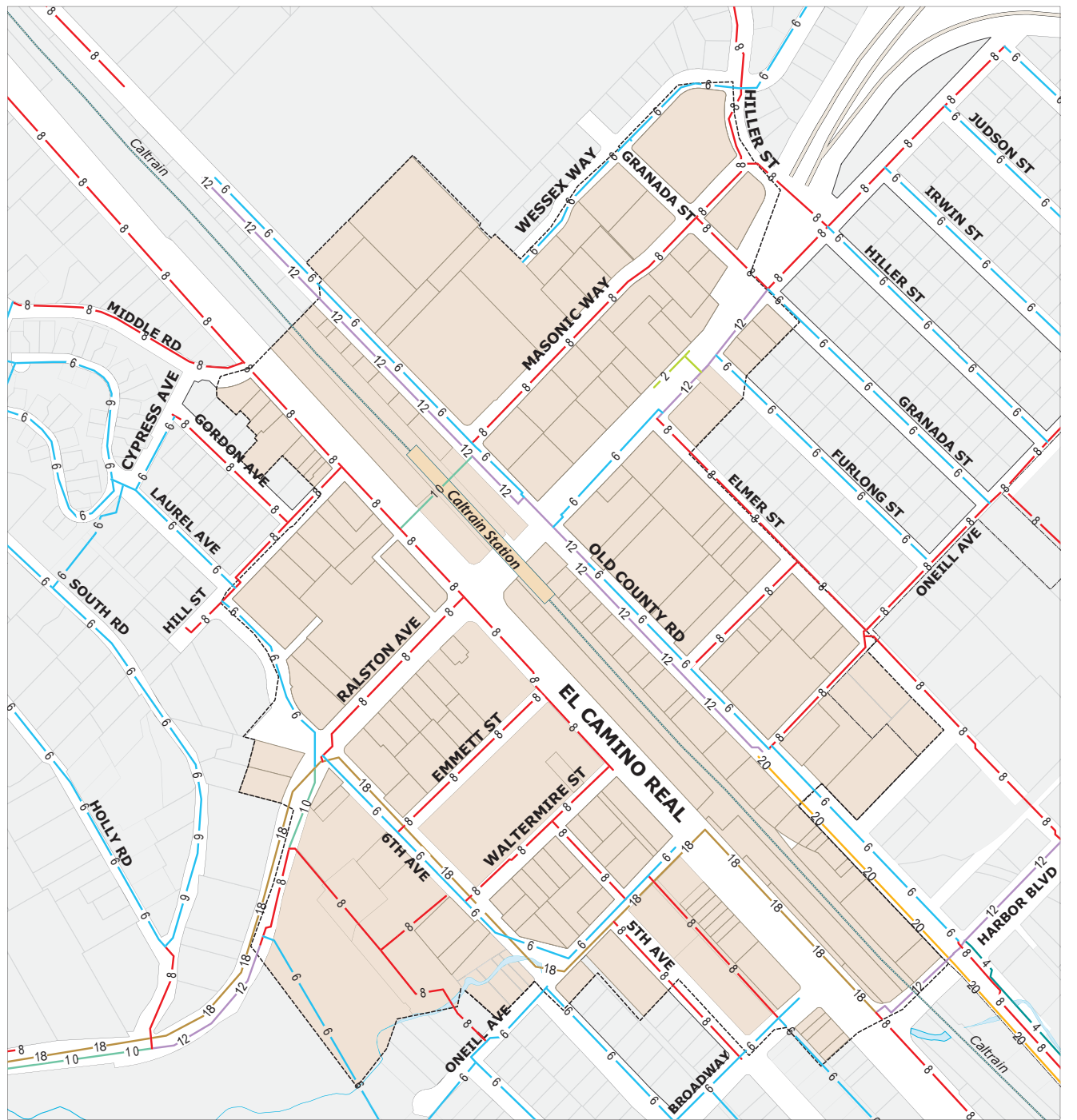
In 2009, the California Water Code incorporated the Water Conservation Act (SBx7-7), which proposed a 20 percent reduction in statewide urban water use by 2020 (see the Regulatory Setting section below for more details regarding SBx7-7). According to the 2015 UWMP, MPWD will have to reduce five percent of its total water use from its five-year baseline from 2003 to 2007 of 127 gallons per capita daily (GPCD), resulting in a water reduction goal of 121 GPCD by 2020. The interim target for 2015 is set halfway between the 1997-2006 baseline (131 GPCD) and the 2020 target (121 GPCD), or 126 GPCD. In 2015, based on MPWD's metered data, the per capita use was 85 GPCD, far within the SBx7-7 target of 126 GPCD. MPWD is also on track to meet the 2020 target of 121 GPCD.

Water Supply and Demand in the BVSP Area

Under existing conditions, the BVSP Area generates demand for about 145,000 gallons per day (GPD) of potable water, which is expected to rise to about 261,000 GPD after implementation of the Specific Plan. According to the 2015 UWMP, the water supply is sufficient to meet current and projected water demands in the Planning Area (within which the BVSP area is wholly contained), so the MPWD need not plan to increase its overall water supply. The BVSP Area, which is wholly contained by the Planning Area, does not by itself include a "proposed project" as defined by Senate Bill (SB) 610 (2001), and thus does not necessitate a Water Supply Assessment. According to

MPWD, it is likely that water lines throughout the BVSP Area will require upgrades from 6-inch lines to 8-inch lines to accommodate growth in the Village over the next two decades. The existing water system in the Village is shown in Figure 4.13-2, while planned improvements are shown in Figure 4.13-3.

Figure 4.13-2: Existing Water System in the BVSP Area

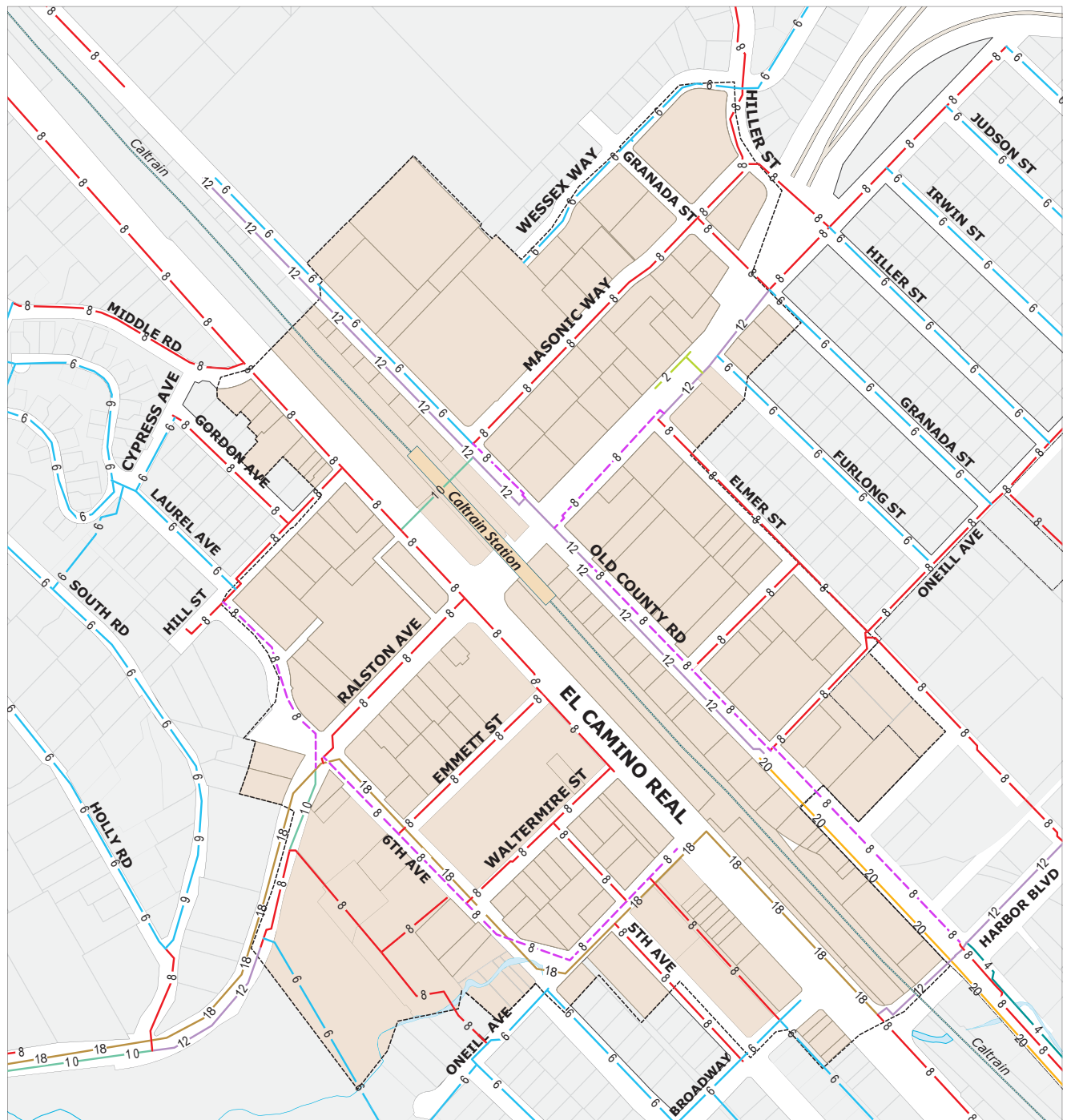


Legend

Caltrain	20	Water - 20-inch	6	Water - 6-inch
Waterways/Lakes	18	Water - 18-inch	4	Water - 4-inch
Study Area Parcels	12	Water - 12-inch	2	Water - 2-inch
Belmont Village	10	Water - 10-inch		
City of Belmont	8	Water - 8-inch		



Figure 4.13-3: Planned Improvements to the Water System in the BVSP Area



Legend

Caltrain

Waterways/Lakes

Study Area Parcels

Belmont Village

City of Belmont

Existing

20 Water - 20-inch

18 Water - 18-inch

12 Water - 12-inch

10 Water - 10-inch

8 Water - 8-inch

6 Water - 6-inch

4 Water - 4-inch

2 Water - 2-inch

Proposed

8 Water - from 6- to 8-inch



Wastewater Collection and Treatment

Infrastructure

The existing wastewater system in Belmont city limits, exclusive of the HIA as discussed below, consists of approximately 85 miles of gravity sewer pipelines ranging in size from 6- to 27- inches in diameter. Over 80 percent of the City's wastewater system is comprised of 6-inch diameter vitrified clay pipe. In addition, the sewer collection system consists of 11 wastewater pump stations and approximately five miles of force mains. Figure 4.13-4 shows the City's existing wastewater system.

Most of the wastewater generated in the city is conveyed to the Silicon Valley Clean Water (SVCW) treatment plant, which discharges the effluent to the San Francisco Bay. The SVCW treatment plant is located near the eastern side of Belmont, and serves all its member agencies, including West Bay Sanitary District (WBSD), City of Redwood City, City of San Carlos, and City of Belmont. Three small residential areas on the border of the city convey wastewater to areas outside of the city.

Harbor Industrial Area

Wastewater services in the HIA are currently provided by the Harbor Industrial Sewer Maintenance District, administered by San Mateo County. If the City annexes the HIA, the City will assume provision of wastewater services to the HIA, but until that time, wastewater services in the HIA are the responsibility of San Mateo County. The most recent County sewer master plan covering the HIA was released in 2000, which identified a sewer line on Elmer Street, west of Harbor Boulevard, as having structural deficiencies that would cost approximately \$49,000 to \$55,000 in 2000 dollars to remedy.

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Figure 4.13-4: Existing Wastewater System in the Planning Area



Source: City of Belmont, 2014.

System Capacity

According to the City's 2010 Sanitary Sewer System Capacity Analysis, the wastewater system does not meet the hydraulic capacity design criteria for both existing and future flow conditions in specific pipeline segments. Though they fail to meet the design standards, these segments can still convey wastewater without causing a sewage spill. Pipeline improvements can also be made under the existing maintenance program.

The Analysis concluded that, considering all ongoing and planned improvements, the existing wastewater system is adequate in accommodating the anticipated flow in average and peak dry weather flow conditions by 2030. However, the anticipated wet weather inflow and infiltration during wet weather events is expected to exceed the existing system capacity by 2030, though more information is needed to determine exactly when and to what extent. Table 4.13-4 shows wastewater flows in the city in dry and wet weather.

Both the City and the SVCW treatment plant have on-going Capital Improvement Programs for the rehabilitation and replacement of the wastewater system. The Conveyance System Master Plan proposed flow equalization programs in SVCW's service area, including slipline construction between the Belmont Pump Station and the San Carlos Pump Station, which will accommodate the projected wet weather flow.

Table 4.13-4: Wastewater Flows in the City of Belmont

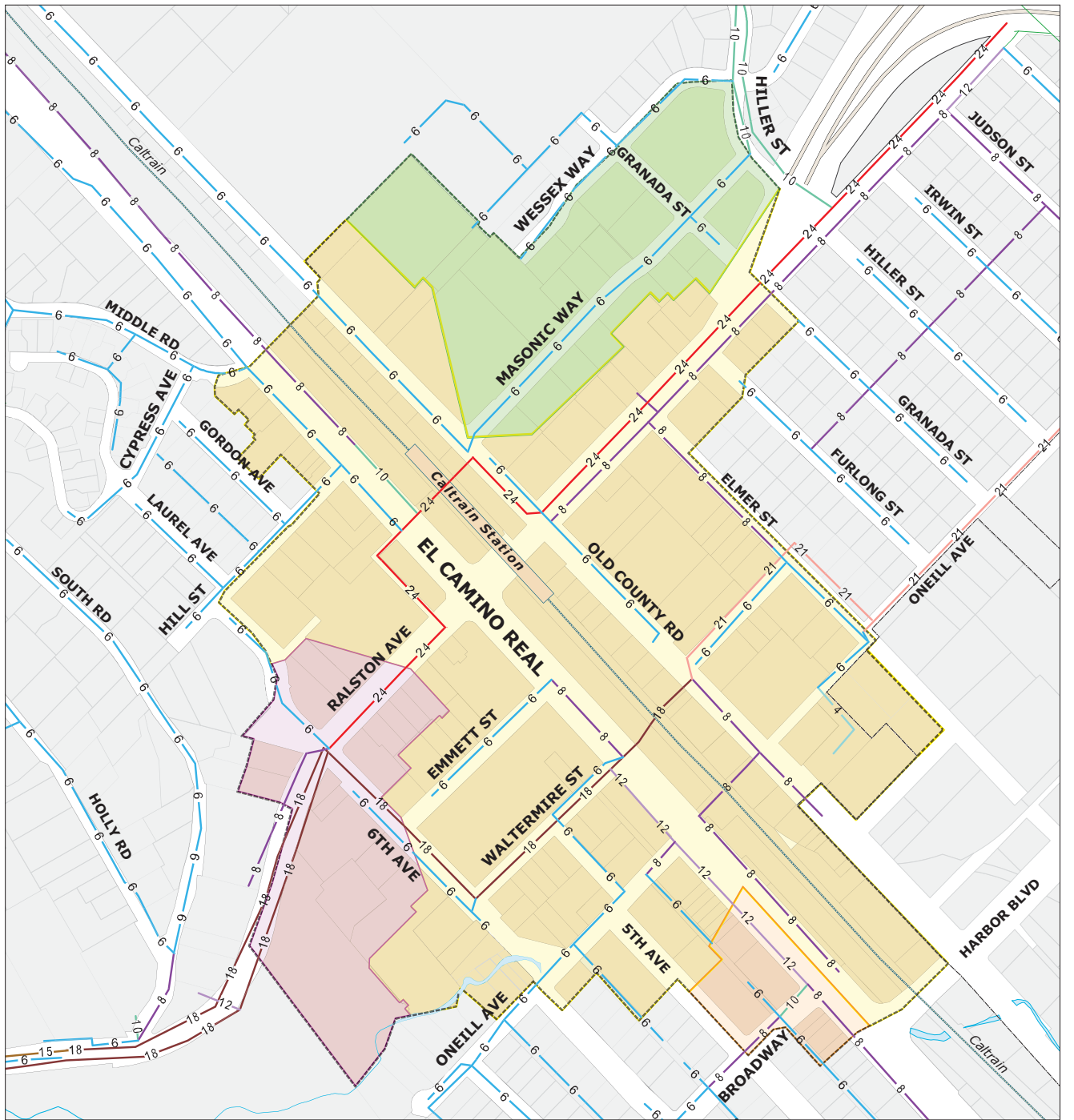
<i>Time</i>	<i>Average Dry Weather Flow</i>	<i>Peak Dry Weather Flow</i>	<i>Peak Wet Weather Flow</i>
Existing	1.8 MGD	2.26 MGD	11.8 MGD
Future (2030)	1.8 MGD	3.6 MGD	16.3 MGD

Sources: City of Belmont, 2014; SVCW Conveyance System Master Plan, 2011.

Wastewater Treatment in the BVSP Area

Figure 4.13-5 shows Belmont Village's existing wastewater system. Buildout of the BVSP is expected to increase flows in the BVSP Area. New development in Belmont must be connected to the City's wastewater system per State law. Under existing conditions, Belmont Village generates demand for about 147,000 gallons per day (GPD) of wastewater demand, which is expected to rise to 260,000 GPD after implementation of the BVSP. Similar to the Planning Area as a whole, the capacity of the existing wastewater system is adequate for accommodating the anticipated flow in average and peak dry weather flow conditions by 2030, but not for peak wet weather flow. It is estimated that approximately 5,600 feet of pipeline downstream of Belmont Village will need to be upsized in order to accommodate full buildout flow conditions, and the Shoreway Pump Station will also need to be upsized. A portion of the expected pipe projects, 1,675 feet out of the 5,600 feet of pipe, would be directly required because of the development associated with the proposed Belmont Village Specific Plan. Planned improvements to the wastewater system in the BVSP Area are depicted in Figure 4.13-6.

Figure 4.13-5: Existing Wastewater System in the BVSP Area

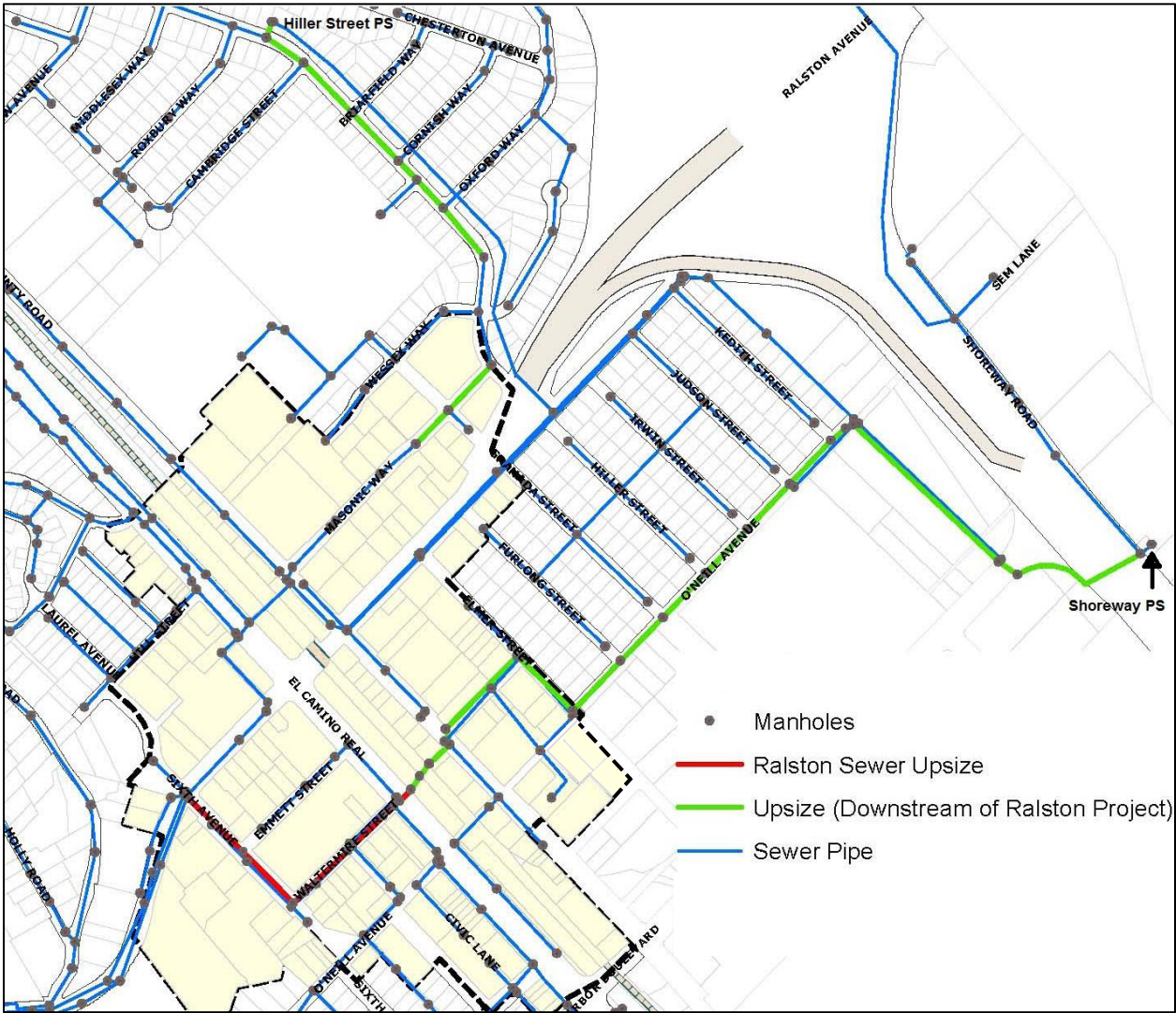


Legend

- | | | |
|--------------------|---------------------|---------------------|
| Caltrain | 24" Sewer - 24-inch | 10" Sewer - 10-inch |
| Waterways/Lakes | 21" Sewer - 21-inch | 8" Sewer - 8-inch |
| Study Area Parcels | 18" Sewer - 18-inch | 6" Sewer - 6-inch |
| Sewer Basin #2 | 15" Sewer - 15-inch | 4" Sewer - 4-inch |
| Sewer Basin #3 | 12" Sewer - 12-inch | |
| Sewer Basin #4 | | |
| Sewer Basin #5 | | |
| Belmont Village | | |
| City of Belmont | | |



Figure 4.13-6: Planned Improvements to the Wastewater System in the BVSP Area



Stormwater Management

Infrastructure

The City's storm drainage infrastructure, exclusive of the HIA as discussed below, consists of 28 miles of storm drain pipes and two storm pump stations. Four main drainage areas – Belmont Creek, Laurel Creek, O'Neil Slough and Island Park Belmont Creek – together collect about 80 percent of the storm runoff in the city, while the rest flows to the City of San Mateo and the City of San Carlos. Belmont Creek is the primary storm drainage conveyance of the city, conveying approximately 60 percent of the city's storm runoff. In addition, significant amount of open space, particularly near Waterdog Lake, assists in absorption of rainwater that would otherwise drain through Belmont Creek. Figure 4.13-7 shows the existing storm drain system in the city and the Harbor Industrial Area.

Harbor Industrial Area

Storm drainage services in the HIA are currently provided by the Harbor Industrial Drainage Maintenance District, administered by San Mateo County. If the City annexes the HIA, the City will assume provision of storm drainage services to the HIA, but until that time, storm drainage services in the HIA are the responsibility of San Mateo County. Improvements to storm drainage within the HIA are necessary, regardless of future development. Plans for a twin drain at Harbor Boulevard have been discussed between the cities of Belmont and San Carlos.

Stormwater Control

The City complies with the Municipal Regional Stormwater Permit (MRP), issued by the Regional Water Quality Control Board in 2009, for its stormwater pollution protection. The MRP requires local agencies in San Mateo County to incorporate stormwater controls in development projects, and provides specific guidelines on design measures, source controls, stormwater treatment measures, hydromodification management, and construction site controls.

Ongoing and Proposed Improvements

The City of Belmont 2009 Storm Drain Master Plan identifies a number of deficiencies within the City's storm drain system, including undersized and failing drainage lines, absence of drainage systems in many areas, and inadequate flow capacity of Belmont Creek. Failure in improving the drainage system may result in flooding, roadway deterioration, and infiltration to the wastewater system. The Master Plan prioritizes deficient drainage replacement and system improvement of frequently flooded areas.

Currently, the City is undergoing two stormwater improvement projects. The Hillman Area Improvements Project, located along Hillman Avenue, will improve the existing insufficient storm drain facilities as well as provide streetscape improvements for flood protection. The Notre Dame Avenue Reconstruction Project will add new storm drain facilities on selected segments along Notre Dame Avenue.

Stormwater Management in the BVSP Area

Belmont Creek is the primary storm drainage conveyance of the Planning Area, conveying approximately 60 percent of the city's storm runoff, and it runs through the southern portion of the BVSP Area. Open spaces, such as Twin Pines Park, assist in absorption of rainwater that would

otherwise drain through Belmont Creek. Falling rain in the BVSP Area is generally directed to storm drains located along Masonic Way, El Camino Real, and Sixth Avenue, as well as Belmont Creek or the culvert connecting to the creek.

Shown in Figure 4.13-8, the existing storm drain system for Belmont Village was mostly constructed between the 1950s and 1970s. The City's 2009 Storm Drain Master Plan identified several critical improvements in Belmont Village, which will be implemented over the horizon of the Specific Plan, subject to its adoption, and are shown in Figure 4.13-9. Between Ralston Avenue and Broadway, a segment of the pipes along El Camino Real are recommended for improvements due to the proximity to Belmont Creek and the potential for flooding and backwater from the creek. A segment on the northern portion of Hiller Street travels through the 101 interchange and discharges into the O'Neill Slough, and pipe improvements are needed along this section of Hiller Street for increased capacity. Other necessary improvements are focused on Belmont Creek, including a flap gate on El Camino Real and re-sizing the box culvert between Fifth Avenue and El Camino Real to increase capacity.

Figure 4.13-7: Existing Stormwater System in the Planning Area

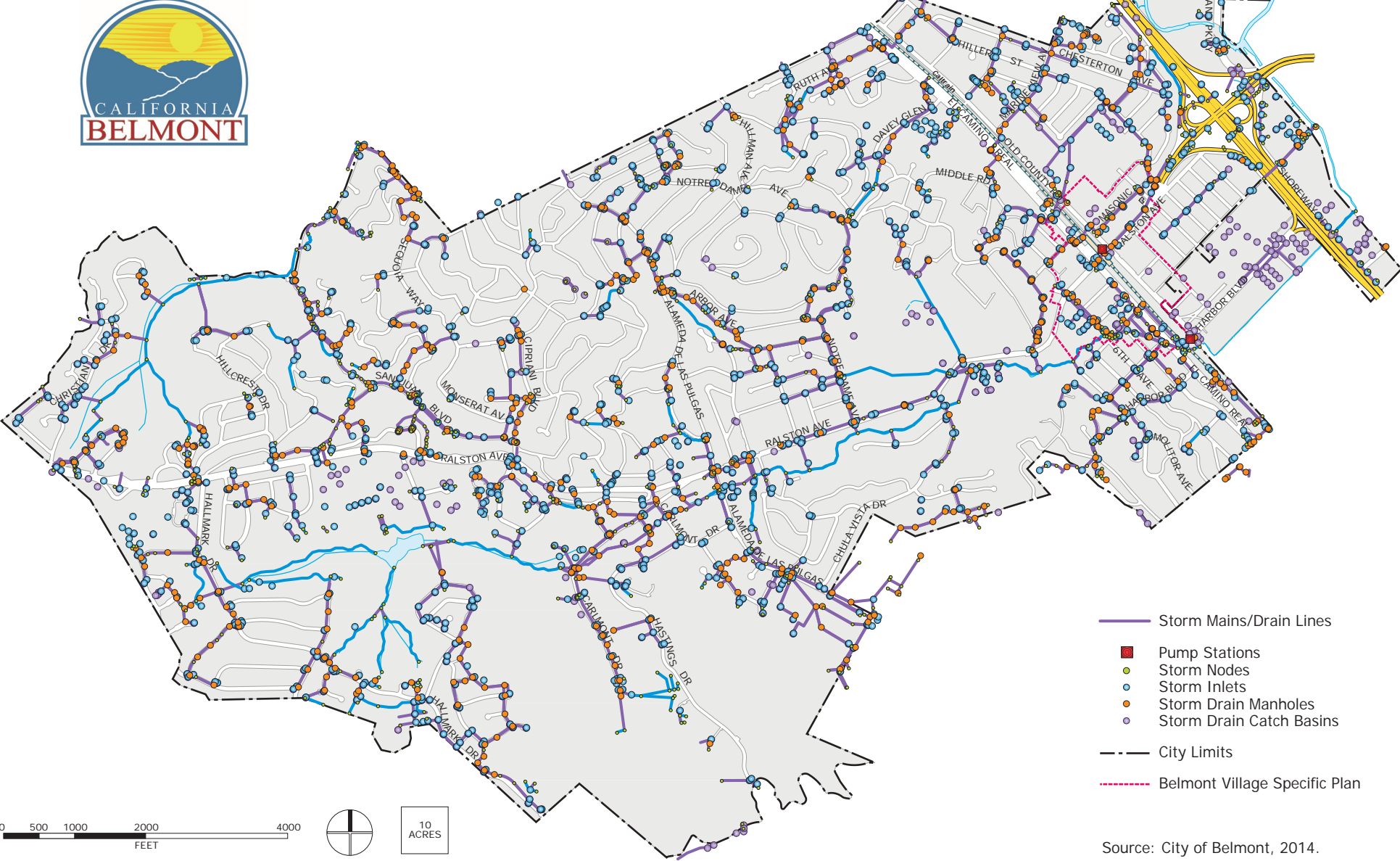


Figure 4.13-8: Existing Stormwater System in the BVSP Area

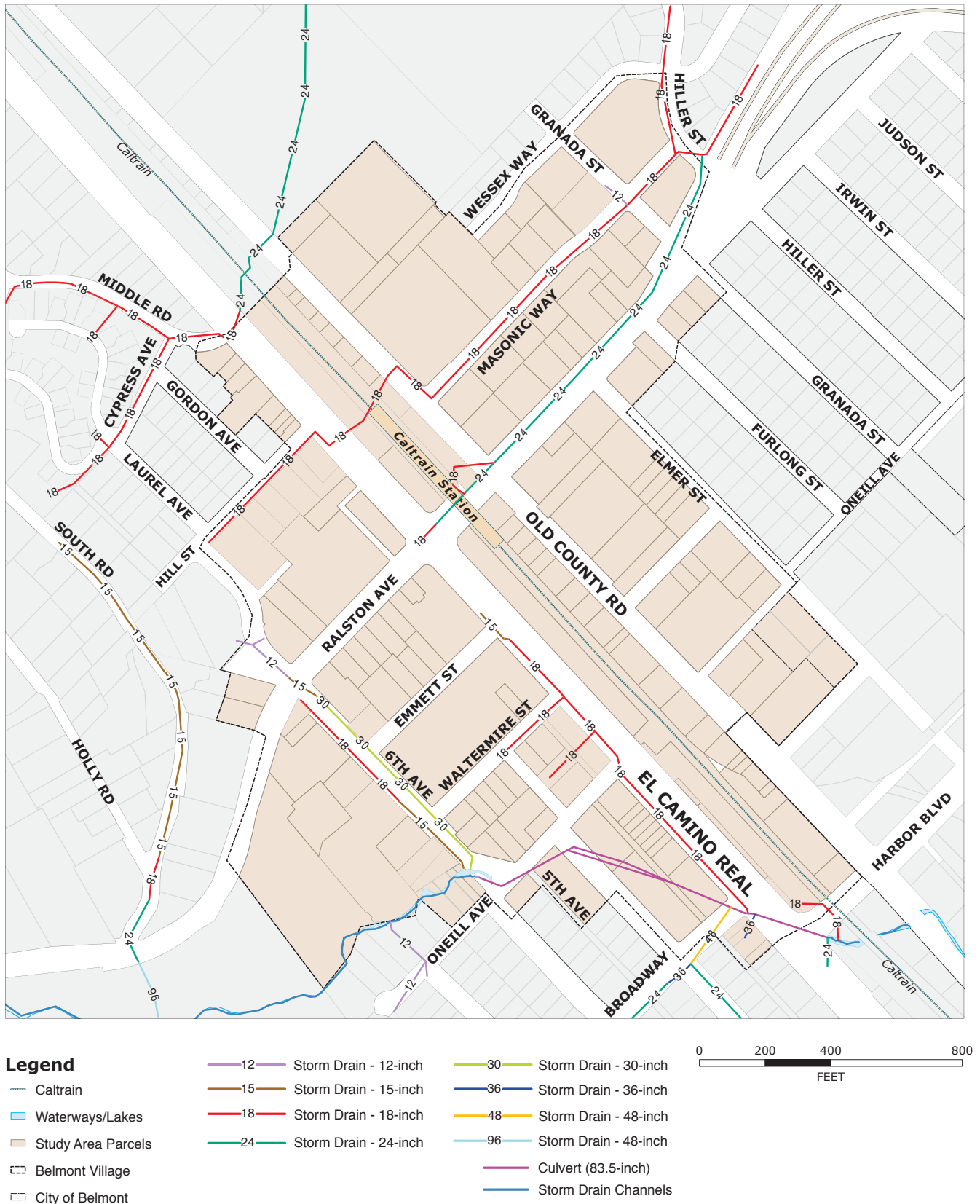
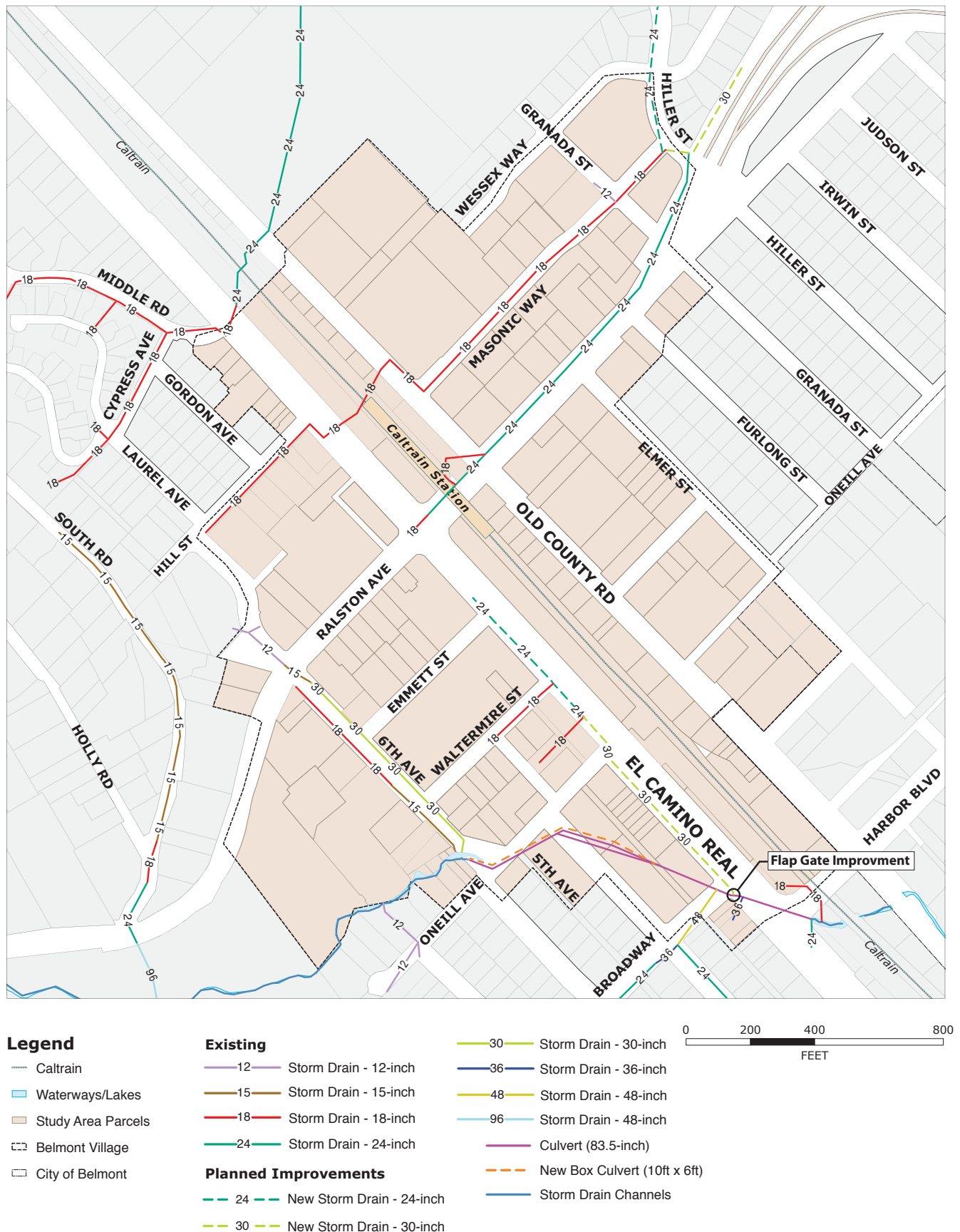


Figure 4.13-9: Planned Improvements to the Stormwater System in the BVSP Area



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Low Impact Development

Low Impact Development (LID) technologies and designs mimic natural watershed processes by replicating pre-urban development hydrologic conditions on site. LID usually directs stormwater runoff to natural vegetated systems, such as landscaped planters, swales, and gardens that reduce, filter, or slow the runoff before it makes its way into the storm drainage system. Developments in the Planning Area will be required to employ LID techniques in order to capture and treat stormwater runoff at its source. On-site treatment reduces the amount of pollutants picked up in comparison to stormwater that drains to a central collection site. LID can be incorporated into public realm streetscape and natural or common open spaces within the community. They can be designed as drainage courses within landscaped greenways and buffers, drainage swales in roadway or parking medians or planter strips, planter boxes and vegetated curb extensions, or even as demonstration or infiltration gardens to enhance the civic and recreational quality of the Planning Area.

Solid Waste

The City of Belmont and the County of San Mateo are both members of the South Bay Waste Management Authority (SBWMA), also known as Rethink Waste. As a result, the Planning Area is entirely served by Rethink Waste. In 2010, the City signed a franchise agreement with Recology of San Mateo County (Recology), which provides exclusive waste collection, waste reduction, recycling, and composting services. The County signed a similar agreement in 2009. Residential and commercial solid waste collected by Recology, including recyclable and organic materials, is sent to Shoreway Environmental Center for processing and shipment. Shoreway Environmental Center is a regional recycling and transfer station owned by Rethink Waste and accepts waste from its member agencies. Table 4.13-5 shows a breakdown of the amount and type of solid waste by land use in the City of Belmont.

Table 4.13-5: Solid Waste by Land Use in 2014 (Tons per year)

<i>Land Use</i>	<i>Solid Waste</i>	<i>Recycling</i>	<i>Compost</i>
Residential	3,253	2,836	3,878
Commercial	5,036	1,264	672
Total	8,288	4,100	4,550

Source: City of Belmont, 2014.

Rethink Waste provides door-to-door household hazardous waste pickup service for the Belmont residents. San Mateo County also provides Very Small Quantity Generator Program (VSQG) to dispose of small amount of hazardous wastes from businesses (maximum 100 kilograms per month). The City currently does not set any specific goals for hazardous waste reduction or diversion.

Solid Waste Diversion

Table 4.13-6 below shows the diversion rates of waste management in Belmont. The disposal targets for Belmont were met for both residential and employment disposal for the years 2013-2015.

Table 4.13-6: Belmont Integrated Waste Management Authority Diversion Rates

Year	<u>Population Disposal (PPD)^{1,2}</u>		<u>Employment Disposal (PPD)²</u>	
	Target	Annual	Target	Annual
2013	5.3	2.7	20.2	11.4
2014	5.3	2.8	20.2	11.3
2015	5.3	2.8	20.2	10.8

Notes:

1. In 2007, California Department of Resources Recycling and Recovery (CalRecycle) introduced a new system of measuring diversion rates based on a per capita disposal measurement system equivalent to the 50 percent diversion requirement. The previous system is no longer used. The new per capita disposal measurement system is one of several "factors" in determining a jurisdiction's compliance with the intent of AB 939 (1989), and allows CalRecycle and jurisdictions to set their primary focus on successful implementation of diversion programs.

2. PPD = Pound per person per day.

Source: California Department of Resources Recycling and Recovery (CalRecycle) Disposal Reporting System (DRS).

Solid Waste Capacity

According to disposal data provided by CalRecycle, Belmont sent approximately 13,600 tons of waste to area landfills in 2015, of which over 92 percent went to the Ox Mountain landfill, as shown in Table 4.13-7. The Ox Mountain landfill has an estimated a remaining capacity of over 22 million cubic yards, which is over 32 percent of its maximum permitted capacity of 69 million cubic yards. The landfill is permitted to operate through January 2018, though a renewal of the landfill's permit is pending. The remaining eight percent of Belmont's solid waste is sent to various other landfills in the Bay Area and the state.

Table 4.13-7: Belmont Solid Waste Disposal, 2015

<i>Active Landfill</i>	<i>Tons of Waste from Belmont¹</i>	<i>Percent of Belmont Waste</i>
Corinda Los Trancos Landfill (Ox Mtn)	12,575	92.5%
Recology Hay Road	399	2.9%
Monterey Peninsula Landfill	274	2.0%
Guadalupe Sanitary Landfill	131	1.0%
Zanker Material Processing Facility	107	0.8%
Altamont Landfill & Resource Recovery	64	0.5%
Potrero Hills Landfill	31	0.2%
Azusa Land Reclamation Co. Landfill	13	0.1%
Redwood Landfill	3	0.02%
Zanker Road Class III Landfill	1	0.01%
Total	13,599	100%

Note:

1. Tonnages have been rounded.

Source: California Department of Resources Recycling and Recovery (CalRecycle) Disposal Reporting System (DRS).

REGULATORY SETTING

Federal, State, and Local Regulations: Water

Federal Clean Water Act

The Clean Water Act (CWA) is the principal federal law addressing water quality. The primary objectives include the regulation of pollutant discharges to surface water, financial assistance for public wastewater treatment systems, technology development, and non-point source pollution prevention programs. The CWA also requires that states adopt water quality standards to protect public health and welfare and enhance the quality of water.

Safe Drinking Water Act

The Safe Drinking Water Act (SDWA), administered by the United States Environmental Protection Agency (EPA) in coordination with the states, is the main federal law that ensures the quality of drinking water. Under the SDWA, the EPA sets standards for drinking water quality and oversees the states, localities, and water suppliers who implement those standards. The Department of Public Health administers the regulations contained in the SDWA in the State of California.

California Water Code and Regional Water Quality Control Boards

The California Water Code (Porter-Cologne Water Quality Control Act) established the State Water Resources Control Board (SWRCB) and the Regional Water Quality Control Boards (RWQCBs) as the principal State agencies having primary responsibility in coordinating and controlling water quality in California. The Code establishes the responsibility of the RWQCBs for adopting, implementing, and enforcing water quality control plans (i.e. Basin Plans), which set forth the State's water quality standards (i.e. beneficial uses of surface waters and groundwater) and the objectives or criteria necessary to protect those beneficial uses. The Planning Area lies within the jurisdiction of the San Francisco Bay RWQCB, which has adopted the Water Quality Control Plan (Basin Plan) for the San Francisco Bay Region, including the San Francisco Bay Estuary to implement plans, policies, and provisions for water quality management.

Water Conservation Act of 2009 (SBx7-7)

This State legislative package mandates a 20 percent statewide reduction of urban per capita water use by the year 2020. Its provisions require urban water suppliers to adopt reduction targets according to baseline water use determinations, and agricultural water suppliers to prepare agricultural water management plans. Following SBx7-7, urban water management plans must include baseline water use and reduction targets, and report on target compliance. In addition to adopting agricultural water management plans, agricultural water suppliers must measure the volume of water delivered according to methodology adopted by the Department of Water Resources, and adopt specified efficient water management practices. Non-compliance will be penalized by disqualification for State water grants and loans. Failure to meet targets after the 2020 deadline will be considered a violation of the law.

Urban Water Management Planning Act

Since 1984, the Urban Water Management Planning Act has required "urban water suppliers" to develop written urban water management plans. While generally aimed at encouraging water suppliers to implement water conservation measures, it also created long-term planning

obligations. In preparing urban water management plans, urban water suppliers must describe the following:

- Existing and planned water supply and demand;
- Water conservation measures and a schedule for implementing and evaluating such measures; and
- Water shortage contingency measures.

The Urban Water Management Planning Act requires urban water suppliers to use a 20-year planning horizon and to update the data in the urban water plans every five years. In preparing their 20-year management plans, water suppliers must address the subject of future population growth.

California Department of Public Health

The Drinking Water Program, which regulates public water supply systems, is a major component of the State Department of Public Health Division of Drinking Water and Environmental Management. Regulatory responsibilities include the enforcement of the federal and State Safe Drinking Water Acts, the regulatory oversight of public water systems, issuance of water treatment permits, and certification of drinking water treatment and distribution operators. State regulations for potable water are contained primarily within the Food and Agricultural Code, the Government Code, the Health and Safety Code, the Public Resources Code, and the Water Code.

The regulations governing recycled water are found in a combination of sources including the Health and Safety Code, Water Code, and Titles 22 and 17 of the California Code of Regulations. Issues related to treatment and distribution of recycled water are generally under the influence of the RWQCB, while issues related to use and quality of recycled water are the responsibility of the California Department of Public Health.

AB 1881 Water Conservation in Landscaping Act of 2006

AB 1881 required the California Department of Water Resources (DWR) to release an updated Model Water Efficient Landscape Ordinance (MWELO), which set standards to decrease landscaping water use, by January 1, 2009. The Act also required local agencies, not later than January 1, 2010, to adopt the updated MWELO or a local landscape ordinance that would be at least as effective in conserving water as the updated model ordinance. If the local agency had not adopted the updated Model Ordinance, or a local ordinance, the updated Model Ordinance would be applicable within the jurisdiction of the local agency, including charter cities and charter counties.

Governor Brown's Drought Executive Order of April 1, 2015 (EO B-29-15) directed DWR to update the State's Model Water Efficient Landscape Ordinance (MWELO) through expedited regulation. The California Water Commission approved the revised MWELO Ordinance on July 15, 2015. The revision lowered the landscape size threshold for rule applicability, required pressure regulators and master valves for new irrigation systems, and encouraged installation of graywater systems, among other changes. Local agencies had until December 1, 2015 to adopt the MWELO or to adopt a Local Ordinance which must be at least as effective in conserving water as MWELO. MPWD, in conjunction with BAWSCA and other local agencies, adopted the Water Efficient

Landscaping Ordinance (Ordinance No. 115), effective as of February 1, 2016, which was developed to address the unique physical characteristics, including average landscaped areas, within the MPWD's jurisdiction and only applies to new development and rehabilitation projects.

California Environmental Quality Act, SB 610, and SB 221

Section 15083.5 of the CEQA Guidelines requires the City to request certain information from the public water supply system(s) serving the Planning Area. This requested information includes: an indication of whether the projected water demand associated with the Proposed Project was included in its last Urban Water Management Plan; and, an assessment for any major development projects "whether its total projected water supplies available during normal, single-dry, and multiple-dry water years as included in the 20-year projection contained in its urban water management plan will meet the projected water demand associated with the proposed project, in addition to the system's existing and planned future uses."

Senate Bill 610 became effective January 1, 2002 and requires cities in connection with CEQA review to consider water supply assessments to determine whether projected water supplies can meet the project's anticipated water demand. SB 610 also requires additional factors to be considered in the preparation of urban water management plans and water supply assessments.

SB 610 and CEQA Guidelines Section 15083.5 identifies those projects generally as a residential development of more than 500 dwelling units; a commercial or industrial business employing more than 1,000 persons; or any other project that would have a water demand at least equal to a 500 dwelling unit project. SB 221 contains similar provisions as SB 610 but is intended for use with large residential subdivisions and is usually required at the time of tentative tract map approval.

State Water Quality Certification Program

The RWQCBs also coordinate the State Water Quality Certification Program, or Section 401 of the CWA. Under Section 401, states have the authority to review any permit or license that will result in a discharge or disruption to wetlands and other waters under state jurisdiction, to ensure that the actions will be consistent with the state's water quality requirements. This program is most often associated with Section 404 of the CWA, which obligates the U.S. Army Corps of Engineers to issue permits for the movement of dredge and fill material into and from the "waters of the United States." Additionally, Section 404 requires permits for activities affecting wetlands. Prospective alterations of hydrologic features such as wetlands, rivers, and ephemeral creek beds resulting from construction require Section 404 permits.

MPWD Urban Water Management Plan

In compliance with the California Water Code, MPWD prepares an Urban Water Management Plan (UWMP) that includes the Water Conservation Programs. The UWMP is updated every five years. The 2015 UWMP describes six Best Management Practices and states that MPWD is on track for full compliance with these practices. These practices encompass system maintenance, public outreach, and water conservation for all sectors. The UWMP also includes an analysis of short and long-term water shortage contingencies in MPWD.

City of Belmont General Plan

The 1982 Belmont General Plan contains a Public Facilities and Services section within its Land Use-Open Space Element that contains policies that seek to provide facilities essential to water supply, sewage collection and treatment, storm drainage, and utilities. The General Plan also contains a Conservation Element with policies that seek to protect water quality and provide for the efficient use of energy resources. The General Plan Update (part of the Proposed Project) would replace the City's current General Plan.

City of Belmont Water Conservation Ordinance

The City has adopted a Water Conservation ordinance (Chapter 25.5 of the Belmont Municipal Code), which regulates water use. This ordinance outlines control measures to ensure current water users conserve water. It also outlines measures to be taken for new development in order to maximize water conservation.

Federal, State, and Local Regulations: Wastewater and Stormwater

Federal Clean Water Act

The Clean Water Act (CWA) was enacted in Congress in 1972 and has been amended several times since its adoption. It is the primary federal law regulating water quality in the U.S. and forms the basis for several state and local laws throughout the country. Its objective is to reduce or eliminate water pollution in the nation's rivers, streams, lakes, and coastal waters. The CWA prescribes the basic federal laws for regulating discharges of pollutants and sets minimum water quality standards for all surface waters in the U.S. At the federal level, the CWA is administered by the U.S. Environmental Protection Agency (EPA). At the state and regional levels, the CWA is administered and enforced by the SWRCB and the Regional Water Quality Control Boards (RWQCBs).

National Pollutant Discharge Elimination System

In 1987, amendments to the CWA added section 402(p), which established a framework to protect water quality by regulating industrial, municipal, and construction-related sources of pollutant discharges to waters of the U.S. The regulations require that discharges of stormwater from construction activity of one acre or more must be regulated and covered by a NPDES permit and that the applicant must develop and implement a Stormwater Pollution Prevention Plan (SWPPP) to control non-point pollution. In California, the NPDES is administered by the State Water Resources Control Board (SWRCB) through the RWQCBs and requires that municipalities obtain permits which outline programs and activities to control stormwater pollution.

The SVCW treatment plant is regulated by three NPDES permits: NPDES No. CA0038369, found in RWQCB Order No. R2-2012-0062, sets the SVCW treatment plant's waste discharge requirements; NPDES No. CA0038849 sets waste discharge requirements for mercury and polychlorinated biphenyls (PCBs) from municipal and industrial wastewater; and NPDES No. CA0038873 sets waste discharge requirements for nutrients from municipal wastewater discharges to San Francisco Bay.

Nonpoint Source Pollution Control Program Plan

California's Nonpoint Source Pollution Control Program Plan 2014-2020 was developed by the SWRCB and California Coastal Commission, in cooperation with the nine Regional Water Quality Control Boards, to conform to the requirements of Coastal Zone Reauthorization Act (CZARA) and the CWA.¹ The plan is intended to "protect the beneficial uses of the State's waters through the reduction of nonpoint source (NPS) pollution and attaining water quality objectives" (*California Nonpoint Source Program Implementation Plan*, 2015). It specifies 60 management measures to prevent or reduce water quality degradation from agriculture, forestry, urban areas, marinas and boating, hydromodification, and wetlands. The Plan provides a single statewide approach to dealing with Nonpoint Source (NPS) pollution. A total of 28 State agencies are working collaboratively through the Interagency Coordinating Committee to implement the NPS Pollution Control Program Plan.

Construction General NPDES Permit

Stormwater discharges from construction activities on one acre or more are regulated by the RWQCB and are subject to the permitting requirements of the NPDES General Permit for Discharges of Stormwater Runoff Associated with Construction Activity (General Construction Permit, 99-08-DWQ). Effective July 1, 2010 all dischargers were required to obtain coverage under the Construction General Permit Order 2009-0009-DWQ adopted on September 2, 2009. The RWQCB established the General Construction Permit program to reduce surface water impacts from construction activities. The General Construction Permit requires the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) for construction activities. The SWPPP must be prepared before the construction begins, and in certain cases, before demolition begins. The SWPPP must include specifications for BMPs that would be required during project construction. BMPs are measures that are undertaken to control degradation of surface water by preventing soil erosion or the discharge of pollutants from construction areas. The SWPPP must describe measures to prevent or control runoff after construction is complete and identify procedures for inspecting and maintaining facilities or other project elements.

Examples of typical construction BMPs include scheduling or limiting activities to certain times of year; installing sediment barriers such as silt fences and fiber rolls; maintaining equipment and vehicles used for construction; tracking controls such as stabilizing entrances to the construction site; and developing and implementing a spill prevention and cleanup plan. Non-stormwater management measures include installing specific discharge controls during certain activities, such as paving operations, and vehicle and equipment washing and fueling. The California Stormwater Quality Association established BMPs for the State of California in the California Stormwater Best Management Practice Handbook (2003).

Municipal Regional Stormwater Permit

The City complies with the Municipal Regional Stormwater Permit (MRP), issued by the San Francisco Regional Water Quality Control Board in 2009 and reissued with revisions in November 2015, for its stormwater pollution control measures. The MRP requires local agencies in San Mateo County to incorporate reduction in surface water drainage pollution runoff and establish control measures in development projects, which provide specific guidelines on design measures for runoff

¹ State Water Resources Control Board (SWRCB) and California Coastal Commission (CCC), 2000.

of pollutants of concern, source controls, stormwater treatment measures, hydromodification management, and construction site controls.

City of Belmont Sewers and Sewage Disposal Ordinance

The City Municipal Code Chapter 21, Article VI established regulations to ensure that its storm sewer system would only be used for drainage of rainwater, landscape and irrigation runoff, regulated discharges and other types of uncontaminated or unpolluted water runoff.

Federal, State, and Local Regulations: Solid Waste

Resource Conservation and Recovery Act (Amended 1986)

The Resource Conservation and Recovery Act is a federal act regulating the potential health and environmental problems associated with solid waste hazards and non-hazardous wastes. Specific regulations addressing solid waste issues are contained in Title 40, Code of Federal Regulations.

California Integrated Waste Management Board

The California Integrated Waste Management Board (CalRecycle) establishes the statewide regulations for solid waste collection and disposal, including state-mandated diversion goals. Regulations authored by CalRecycle (Title 14) were integrated with related regulations adopted by the State Water Resources Control Board pertaining to landfills (Title 23, Chapter 15) to form Title 27 of the California Code of Regulations.

The California Integrated Waste Management Act

The California Integrated Waste Management Act of 1989, or AB 939, mandated that all jurisdictions in the state divert at least 50 percent of their solid waste by 2000 through source reduction, composting, and recycling activities. The Act gives the highest priority to source reduction and defines it as the act of reducing the amount of solid waste generated in the first place. Recycling and composting are given the next highest priority. The Act specifies that all other waste that is not diverted be properly and safely disposed of in a landfill or through incineration. The California Integrated Waste Management Act also mandates that each jurisdiction adopt a Source Reduction and Recycling Element (SRRE), which specifies how the community will meet the 50 percent goals set forth in the Act. Each community is also required to take measures to reduce solid waste generation and to provide for the safe disposal of special and hazardous wastes.

In 2009, AB 737 amended the Integrated Waste Management Act to require CalRecycle to adopt programs to increase statewide diversion to 75 percent by 2020. AB 737 also addresses recycling in the largely under-served commercial sector.

The California Solid Waste Reuse and Recycling Access Act

Subsequent to the California Integrated Waste Management Act, additional legislation was passed to assist local jurisdictions in accomplishing the goals of AB 939. The California Solid Waste Reuse and Recycling Access Act of 1991 directs the California Integrated Waste Management Board (CIWMB) to draft a model ordinance relating to adequate areas for collecting and loading recyclable materials in development projects. The model ordinance is used by San Mateo County as the basis for imposing recycling conditions on new development projects and on existing projects that add 30 percent or more to their existing floor area. Beginning in 1994, the model ordinance

requires that any new development project for which an application is submitted include adequate, accessible and convenient areas for collecting and loading recyclable materials.

AB 75 State Agency Model Integrated Waste Management Act

Approved in 1999, AB 75 built on AB 939, requiring each State agency to develop and adopt, in consultation with the Integrated Waste Management Board, an integrated waste management plan that outlines the steps to be taken to achieve the required waste diversion goals. The bill required each state agency and large State facility to divert at least 25 percent of solid waste generated by the agency or facility from landfill disposal by 2002, and at least 50 percent by 2004.

The Solid Waste Disposal Measurement System Act

The Solid Waste Disposal Measurement System Act of 2008, SB 1016, amended the California Integrated Waste Management Act procedures for measuring and reporting diversion requirements. Starting in 2009, jurisdictions are required to calculate the 50 percent diversion requirement in a per capita disposal rate equivalent. CalRecycle will determine the per capita disposal rate equivalent for each jurisdiction.

CalRecycle delegates local permitting, enforcement, and inspection responsibilities to Local Enforcement Agencies (LEA). *The Belmont Municipal Code contains regulations related to restricting single-use retail bag use and polystyrene food service wares in Chapter 31.*

4.13.2 Impact Analysis

SIGNIFICANCE CRITERIA

Implementation of the Proposed Project would have a potentially significant adverse impact if it would:

- Criterion 1:** Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.
- Criterion 2:** Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- Criterion 3:** Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- Criterion 4:** Not have sufficient water supplies available to serve the project from existing entitlements and resources or require new or expanded entitlements.
- Criterion 5:** Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- Criterion 6:** Not be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

Criterion 7: Violate federal, State, or local statutes and regulations related to solid waste.

METHODOLOGY AND ASSUMPTIONS

The utilities analysis addresses impacts associated with public utilities and city infrastructure due to projected growth from implementation of the proposed General Plan and BVSP. As the CAP would not affect the scale of development in the Planning Area or BVSP Area, it was not factored into the utilities analysis. Subsequent CEQA review at the project level may be required to determine whether significant environmental effects would result from the construction of water distribution lines, wastewater collection system components, storm drainage conveyance pipes, and any onsite storage or pumping facilities on development sites, or other utilities improvements. Project-level environmental review will occur when proposed development plans are prepared.

SUMMARY OF IMPACTS

Future development under the proposed General Plan and BVSP could generate additional demand for water and wastewater, stormwater, and solid waste services; however, compliance with federal, State, and local regulations, as well as Proposed Project policies would ensure that impacts of the Proposed Project would be less than significant. The water, wastewater, and stormwater service providers within the city have prepared urban water management plans, sewer master plans, and storm drain master plans to assess the current and future demands of their service area.² Compliance with federal, State and local water and wastewater regulations and the Proposed Project policies would reduce potential impacts to water and wastewater service needs and infrastructure needs to less than significant levels. Compliance with the City's current grading, drainage, and stormwater regulations would ensure that the capacity of the stormwater drainage systems would not be exceeded, and impacts would be less than significant. Potential impacts to solid waste would be reduced through compliance with SB X7-7, which has been set by CalRecycle to provide 75 percent recycling, composting, or source reduction of solid waste by 2020. Implementation of the Proposed Project policies would assist the City in complying with this new waste reduction goal. Therefore, implementation of the Proposed Project would result in less than significant impacts to solid waste.

IMPACTS AND MITIGATION MEASURES

Impact

4.13-1 Implementation of the Proposed Project would not exceed wastewater treatment requirements of the San Francisco Bay Regional Water Quality Control Board. (*Less than Significant*)

Impact of Proposed General Plan, Phase I Zoning, and Climate Action Plan

Implementation of the General Plan would result in future residential, commercial, office, and industrial uses in the Planning Area, resulting in additional population that would generate

² While a master plan for the Harbor Industrial Sewer Maintenance District was published in 2000, there is no master plan available for the Harbor Industrial Drainage Maintenance District, which was dissolved in 1998. See the Environmental Setting for further information.

additional wastewater. Therefore, wastewater treatment needs would increase over current levels. Wastewater services for the Planning Area are provided by the City of Belmont, with the exception of the unincorporated HIA, where wastewater services are provided by San Mateo County. If the City annexes the HIA, the City will assume provision of wastewater services to the HIA, but until that time, wastewater services in the HIA are the responsibility of San Mateo County.

Most of the wastewater generated in the Planning Area is treated at the SVCW treatment plant, which discharges the effluent to the San Francisco Bay. The SVCW treatment plant is located near the eastern side of Belmont, and serves all its member agencies, including West Bay Sanitary District (WBSD), City of Redwood City, City of San Carlos, and City of Belmont. At the SVCW treatment plant, sewage passes through physical and biological processes which result in high quality effluent being discharged to the deep water channel of the San Francisco Bay. The SVCW facility is designed to remove more than 97 percent of all solids, organic material and pathogens from the wastewater.

Three small residential areas on the border of the City of Belmont convey wastewater to areas outside of the Planning Area. The County does not operate sewage treatment facilities, and sewage flows from County districts, such as the Harbor Industrial Sewer Maintenance District, to treatment plants operated by the South Bayside System Authority, or the cities of Burlingame or San Mateo.

The SVCW treatment plant complies with CWA standards at the federal level, SWRCB standards at the State level, and waste discharge requirements set by NPDES Permit Nos. CA0038369, CA0038849, and No. CA0038873 as discussed in the Regulatory Setting. Current regulations require compliance with water quality standards and these measures would preclude development lacking adequate utility capacity, including wastewater treatment capacity. Individual developments would be reviewed by the City and the applicable wastewater providers to determine sufficient sewer capacity exists to serve the additional population that would be generated by the future projects. The City will continue to coordinate with the wastewater districts to ensure that new development would not exceed the capacity of wastewater conveyance and treatment facilities, and that new development would pay development fees to increase capacity of those facilities. Implementation of these requirements would ensure that new wastewater facilities are constructed to meet performance standards and allow for future maintenance.

Furthermore, the proposed General Plan contains policies that work to ensure wastewater treatment requirements are not exceeded. General Plan Policy 5.7-1 continues improvements to the wastewater system consistent with the City's Sanitary Sewer System Capacity Analysis and the Silicon Valley Clean Water Conveyance System Master Plan, Policy 5.7-2 ensures adequate funding for those improvements through updates to impact fees and connection charges, and Policy 5.7-3 works to develop a purified/recycled water program.

The Phase I Zoning and CAP do not have elements that are distinct from the overall Proposed Project as it relates to this impact.

As a result of compliance with existing regulations, as well as implementation of the proposed General Plan policies as described above and listed below, the impact of the General Plan, Phase I Zoning, and CAP would be less than significant.

Impact of Belmont Village Specific Plan and Village Zoning

The regional, State, and federal requirements; and General Plan Policies discussed above apply within the BVSP Area, and the BVSP and the associated zoning regulations do not have elements that are distinct from the overall Proposed Project as it relates to this impact, except for BVSP Policy 5.1-2, which, similar to General Plan Policy 5.7-1, continues improvements to the wastewater system consistent with the City's Sanitary Sewer System Capacity Analysis and the Silicon Valley Clean Water Conveyance System Master Plan.

As a result of implementation of the policies and zoning regulations of the BVSP, as well as the General Plan and other existing regulations, the impact of the BVSP and associated zoning regulations would be less than significant.

Proposed General Plan Policies that Reduce the Impact

Conservation Element Policies

- 5.7-1 Continue to make improvements and upgrades to the wastewater system, consistent with the City's Sanitary Sewer System Capacity Analysis and the Silicon Valley Clean Water Conveyance System Master Plan.
- 5.7-2 Periodically review and update development impact fees, wastewater connection charges, and monthly service charges to ensure that adequate funds are collected to operate and maintain existing facilities and to construct new facilities.
- 5.7-3 Partner with Silicon Valley Clean Water to develop and implement a local purified/recycled water (treated wastewater) program for Belmont, as technology and infrastructure allow.

Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact

Infrastructure and Public Services Chapter

- 5.1-2 Continue to make improvements and upgrades to the wastewater system, consistent with the City's Sanitary Sewer System Capacity Analysis and the Silicon Valley Clean Water Conveyance System Master Plan.

Proposed Climate Action Plan Measures that Would Reduce the Impact

There are no strategies in the Climate Action Plan that relate to this topic.

Mitigation Measures

None required.

Impact

- 4.13-2 Development under the Proposed Project would not require or result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects. *(Less than Significant with Mitigation)*

Impact of Proposed General Plan, Phase I Zoning, and Climate Action Plan

Implementation of the proposed General Plan would result in future residential, commercial, and industrial land uses in the Planning Area, resulting in additional population. Additional population would generate additional demand for water and wastewater services, and therefore, an increased demand for water provision and wastewater collection, conveyance, and treatment services over currently established levels.

Construction of new water or wastewater infrastructure could in and of itself have adverse effects on the physical environment; however, the required improvements would occur within rights-of-way and other already disturbed areas within the development footprint of the Proposed Project.

Construction of Water Facilities

Water supply to the Planning Area is provided by MPWD. Currently, the District purchases all of its water from the San Francisco Public Utilities Commission (SFPUC). MPWD does not draw on groundwater from wells to service the population. However, some private residences in Belmont may have private wells, which are addressed in Section 26 of the Belmont Municipal Code.

While water demand is expected to increase through the horizon year of the General Plan as population and job growth occur, per capita water use is gradually expected to trend downward because of conservation efforts. A comparison of water supply and demand is provided in the Environmental Setting section, in Table 4.13-3. According to the 2015 Urban Water Management Plan (UWMP), MPWD's water supply is sufficient to meet current and projected demands in the Planning Area.

The proposed General Plan contains policies to reduce water use. Policies 5.6-1 and 5.6-3 both direct the City to work with MPWD to expand its water conservation programs and reduce per capita urban water use, and Policy 5.6-5 continues the City's Water Conservation Strategy to reduce water use.

Additionally, the CAP provides strategies to reduce water usage. Measure TLI prioritizes higher density, infill development, which consumes less water per unit than large lots that often contain big lawns. Measure EW1 promotes rebates for water efficient appliances and fixtures. Measure EW2 adopts water conservation standards from BAWSCA or CALGreen.

The Phase I Zoning does not have elements that are distinct from the overall Proposed Project as it relates to this impact.

As a result of compliance with existing regulations, as well as implementation of the proposed General Plan policies and CAP measures as described above and listed below, the impact of the General Plan, Phase I Zoning, and CAP would be less than significant outside of the BVSP Area. As discussed in more detail below, the General Plan would permit additional growth in the BVSP Area that would require construction of additional water facilities; however, this impact would be less than significant with mitigation.

Construction of Wastewater Treatment Facilities

Implementation of the proposed General Plan and Phase I Zoning would result in future residential, commercial, office, and industrial uses in Belmont, resulting in additional population that would generate additional wastewater. Therefore, wastewater collection, conveyance, and treatment services would increase over current levels.

As discussed in the Physical Setting section, considering all ongoing and planned improvements, the existing wastewater system is adequate in accommodating the anticipated flow in average and peak dry weather flow conditions by 2030. While anticipated wet weather inflow and infiltration during wet weather events is expected to exceed the existing system capacity by 2030, with or without adoption of the Proposed Project, on-going Capital Improvement Programs for the rehabilitation and replacement of the wastewater system, including proposed flow equalization programs in SVCW's service area will accommodate the projected wet weather flow. The Capital Improvement Programs will be implemented regardless of the adoption of the Proposed Project, as improvements currently in the Capital Improvement Programs were identified prior to the commencement of the Proposed Project.

Future development projects allowed under the General Plan and Phase I Zoning would be reviewed by the City and the applicable water and wastewater providers to determine that sufficient capacity exists to serve the development. The construction and operation of new or expanded treatment facilities to serve new development under the General Plan and Phase I Zoning could have the potential to cause secondary environmental effects to air quality, noise, cultural resources, biological resources, hydrology, and water quality or other environmental issues. A detailed discussion of specific future impacts of new development on the wastewater treatment system is beyond the scope of this EIR. Any future treatment projects in the Planning Area would be required to conduct environmental review pursuant to CEQA prior to approval. CEQA requires proposed projects to provide detailed information about the potentially significant environmental effects they could possibly create, identify ways in which the significant environmental effects would be minimized, and identify alternatives that would reduce or avoid the significant impacts identified for the project. To the extent feasible, the environmental impacts associated with the construction of new treatment facilities would be mitigated to below a level of significance, consistent with CEQA.

Furthermore, proposed General Plan Policy 2.3-4 focuses new development near existing infrastructure, thereby reducing the potential for environmental impacts associated with extensive infrastructure improvements over long tracts of land. General Plan Policies 5.61, 5.6-3, and 5.6-5, as discussed above, promote water efficiency and conservation, helping to ensure that existing infrastructure can meet the needs of future development.

CAP Measure TL1, as mentioned above, prioritizes development near existing infrastructure, while Measures EW1 and EW2 promote water efficiency and conservation.

The Phase I Zoning does not have elements that are distinct from the overall Proposed Project as it relates to this impact. As a result of compliance with existing regulations, as well as implementation of the proposed General Plan policies and CAP measures as described above and listed below, the impact of the General Plan, Phase I Zoning, and CAP would be less than significant outside of the BVSP Area. As discussed in more detail below, the General Plan would permit additional growth

in the BVSP Area that would require construction of additional wastewater treatment facilities; however, this impact would be less than significant with mitigation.

Impact of Belmont Village Specific Plan and Village Zoning

Construction of Water Facilities

The existing regulations and General Plan policies discussed above apply within the BVSP Area. The BVSP Area, which is wholly contained by the Planning Area, does not create additional demand above and beyond that which is characterized for the Proposed Project overall. In addition, BVSP Policy 5.1-4 encourages water efficiency in new development through rebates in order to reduce water consumption, and the Village Zoning includes development standards specifying that landscaping shall be designed and plantings selected so that water use is minimized.

While implementation of the policies and zoning regulations of the BVSP, as well as the General Plan, CAP, and other existing regulations would reduce the impact of construction or expansion of water facilities, it is likely over the next two decades that water lines throughout the BVSP Area will require upgrades, resulting in a significant impact.

Mitigation Measure UTIL-1 requires the upgrading of 6-inch lines to 8-inch lines over time as development intensification within the area occurs, with any physical improvements subject to project-level environmental review as needed. The impact of the BVSP and Village Zoning, after Mitigation Measure UTIL-1, is less than significant.

Construction of Wastewater Treatment Facilities

The regulations and General Plan Policies discussed above apply within the BVSP Area. The BVSP Area, which is wholly contained by the Planning Area, does not create additional demand above and beyond that which is characterized for the Proposed Project overall. Growth projections within the BVSP Area are wholly encompassed within growth projections for the Planning Area, and therefore do not reflect any additional growth.

While implementation of the policies and zoning regulations of the BVSP, as well as the General Plan, CAP, and other existing regulations would reduce the impact of construction or expansion of wastewater treatment facilities, growth in the BVSP Area will directly result in the need for the upsizing of sewer lines as well as the Shoreway Pump Station. Mitigation Measure UTIL-2 requires upsizing approximately 1,675 feet of sewer lines downstream of the BVSP Area, while Mitigation Measure UTIL-3 requires upsizing of the Shoreway Pump Station. The impact of the BVSP and Village Zoning, after Mitigation Measures UTIL-2 and UTIL 3, is less than significant.

Proposed General Plan Policies that Would Reduce the Impact

Land Use Element

- 2.3-4 Focus new development in or directly adjacent to already-developed areas, where it can be served by existing public services and infrastructure.

Conservation Element Policies

- 5.6-1 Work with the Mid-Peninsula Water District to meet State targets for reducing per capita urban water use.
- 5.6-3 Encourage the Mid-Peninsula Water District to continue and expand its water conservation programs.
- 5.6-5 Continue the City's Water Conservation Strategy to reduce water use, control water cost, and promote environmental sustainability in municipal buildings, parks, landscaped areas, and athletic fields, as feasible and appropriate.

Proposed Specific Plan Policies that Would Reduce the Impact*Urban Design Chapter*

The Urban Design Chapter of the BVSP includes design guidelines that specify the use of drip irrigation systems for all planted areas, reducing water use for landscaping.

Infrastructure and Public Services Chapter

- 5.1-4 To reduce water consumption, encourage new development, including through the promotion of rebates, to install low-flow showerheads, faucets, and toilets; smart irrigation controllers; and drought-tolerant landscaping.

Village Zoning

The Development Standards specify that landscaping shall be designed and plantings selected so that water use is minimized, as defined in Municipal Code Section 25.5-26.

Proposed Climate Action Plan Measures that Would Reduce the Impact

- TL1 Establish a Smart Growth Policy that prioritizes infill, higher density, transportation oriented and mixed-use development.
- EW1 Promote existing and/or new rebates for water efficient appliances and fixtures.
- EW2 Adopt Bay Area Water Supply and Conservation Agency (BAWSCA) Ordinances or triennial CALGreen codes that apply to water.

Mitigation Measures

Mitigation Measure UTIL-1: Require water line upsizing. As development intensification occurs throughout the BVSP Area, upgrades from 6-inch to 8-inch water lines will be required as necessary. The existing water lines in the BVSP Area are displayed in Figure 4.13-2, and planned improvements are displayed in Figure 4.13-3. Lines that are anticipated to need upgrades include the 6-inch lines along Old County Road between Masonic Way and Harbor Boulevard, along Ralston Avenue between Old County Road and Elmer Street, along Sixth Avenue between Hill Street and O'Neill Avenue, and along O'Neill Avenue between Sixth Avenue and El Camino Real. The physical improvements will be subject to project-level environmental review as needed.

Mitigation Measure UTIL-2: Require sewer line upsizing. As development intensification occurs throughout the BVSP Area, approximately 1,675 feet of sewer lines downstream of the BVSP Area will be required to be upsized as a direct result of growth in the BVSP Area. The existing sewer lines in the BVSP Area are displayed in Figure 4.13-5, and planned improvements are displayed in Figure 4.13-6. Lines that are anticipated to need upgrades lie along Masonic Way and Hiller Street.

Mitigation Measure UTIL-3: Require upsizing of Shoreway Pump Station. As development intensification occurs throughout the BVSP Area, the Shoreway Pump Station will be required to be upsized as a direct result of growth in the BVSP Area.

Impact

4.13-3 Development under the Proposed Project would not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. (*Less than Significant*)

Impact of Proposed General Plan, Phase I Zoning, and Climate Action Plan

Development under the proposed General Plan and Phase I Zoning would allow for the redevelopment of existing developed areas that would generate increased stormwater volumes in portions of Belmont. Increased flows would in turn create a need for new infrastructure in growth areas, to accommodate infiltration of stormwater or to convey stormwater to detention basins to prevent flooding. Construction of new stormwater infrastructure could in and of itself have adverse effects on the physical environment; however, the required improvements would occur within rights-of-way and other already disturbed areas within the development footprint of the Proposed Project.

Proposed General Plan Policy 6.2-9 ensures continued compliance from the City with the Regional Stormwater Permit (MRP), which requires local agencies in San Mateo County to incorporate stormwater controls in development projects, and provides specific guidelines on design measures, source controls, stormwater treatment measures, hydromodification management, and construction site controls. Policy 6.2-9 also ensures the City will continue to enforce NPDES permits that are issued to entities in Belmont that have stormwater discharges, such as industrial activities and construction activities.

The 2009 Storm Drain Master Plan identified deficiencies within the City's storm drain system. As a result, the City is undergoing two stormwater improvement projects, the Hillman Area Improvements Project and the Notre Dame Avenue Reconstruction Project.

A discussion of project-specific future impacts and associated mitigation measures for new stormwater drainage facilities or expansion projects is beyond the scope of this EIR. Any future stormwater drainage projects in the city would be required to conduct environmental review pursuant to CEQA prior to approval.

As discussed under Impact 4.13-2, proposed General Plan Policy 2.3-4 promotes sustainability by locating new development near existing infrastructure, thereby reducing the potential for environmental impacts associated with extensive infrastructure improvements over long tracts of

land. Furthermore, Policy 5.9-2 encourages development projects to incorporate site design measures that facilitate groundwater recharge and natural hydrological processes, reducing the need for construction of stormwater drainage facilities.

The Phase I Zoning provides surface parking design standards that maximize permeability through use of pervious pavements, sand-set pavers, and supported turf systems.

As discussed under Impact 4.13-2, CAP Measure TL1 also prioritizes development near existing infrastructure.

As a result of compliance with existing regulations, as well as implementation of the proposed General Plan policies, Phase I Zoning regulations, and CAP measures as described above and listed below, the impact of the General Plan, Phase I Zoning, and CAP would be less than significant.

Impact of Belmont Village Specific Plan and Village Zoning

The regulations and General Plan Policies discussed above apply within the BVSP Area. Growth projections within the BVSP Area are wholly encompassed within growth projections for the Planning Area, and therefore do not reflect any additional growth. Within the BVSP Area specifically, the 2009 Storm Drain Master Plan identified several critical improvements, necessary to improve existing deficiencies (predating the Proposed Project), that will be implemented over the horizon of the Proposed Project regardless of adoption and implementation of the BVSP.

The BVSP includes policies and guidelines that reduce the need for construction of stormwater drainage facilities. BVSP design guidelines encourage directing stormwater runoff to natural vegetated systems that reduce, filter, or slow the runoff before it makes its way into the storm drainage system. BVSP Policy 5.1-3 ensures that development projects comply with the NPDES Permit requirements, Policy 5.1-5 designs new streetscape and landscaped areas for stormwater management and the efficient use and conservation of water, and Policy 5.1-7 requires development to include low impact development features to reduce stormwater pollutant loads and increase on-site infiltration. Similar to the Phase I Zoning, the Village Zoning also provides surface parking design standards that maximize permeability through use of pervious pavements, sand-set pavers, and supported turf systems.

As a result of implementation of the policies and zoning regulations of the BVSP, as well as the General Plan, CAP, and other existing regulations, the impact of the BVSP and associated zoning regulations would be less than significant.

Proposed General Plan Policies that Would Reduce the Impact

Land Use Element

Policy 2.3-4, as listed under Impact 4.13-2.

Conservation Element Policies

- 5.9-2 Encourage development projects of all sizes to incorporate site design measures that facilitate groundwater recharge and natural hydrological processes, allowing

stormwater to infiltrate the ground on-site and/or be collected for reuse in landscaping and designated to on-site stormwater detention facilities. Such measures may include:

- Canopy trees or shrubs to absorb rainwater;
- Grading that lengthens flow paths over permeable surfaces and increases runoff travel time to reduce the peak hour flow rate;
- Partially removing curbs and gutters from parking areas where appropriate to allow stormwater sheet flow into vegetated areas;
- Installation of green roofs on buildings;
- Use of permeable paving in parking lots and other areas characterized by significant impervious surfaces;
- On-site stormwater detention, use of bioswales and bioretention basins to facilitate infiltration; and
- Integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses.

Safety Element Policies

- 6.2-9 Continue to comply with the Municipal Regional Stormwater Permit requirements for municipal authorities to address water quality and flow-related impacts of stormwater runoff; continue to enforce NPDES permits in Belmont; and continue to participate in the San Mateo Countywide Water Pollution Prevention Program.

Proposed Phase I Zoning Regulations that Would Reduce the Impact

Design Standards for Off-street Parking and Loading in Commercial Mixed Use and Regional Commercial Districts

Surface. All outdoor parking spaces, driveways, and maneuvering areas shall be designed, built and permanently maintained to avoid dust, mud and standing water and to maximize permeability, where feasible and appropriate. These surfaces may include traditional asphalt and concrete as well as pervious pavements, sand-set pavers, and supported turf systems. A combination of surfaces may be used; for example, two track driveways of concrete strips with pervious areas between the strips and on the edges.

- **Cross-grades.** Cross-grades shall be designed for slower stormwater flow and to direct stormwater toward landscaping, bio-retention areas, or other water collection/treatment areas.
- **Landscaping Alternative.** Up to two feet of the front of a parking space as measured from a line parallel to the direction of the bumper of a vehicle using the space may be landscaped with ground cover plants instead of paving.
- **Permeable Paving.** Permeable paving, sand-set pavers, supported turf systems, and vegetation shall be used in all overflow parking areas and installed in accordance with manufacturer recommended specifications.

- **Turf Grids/Grassy Pavers.** Turf grids/grassy pavers shall be installed in areas of low traffic or infrequent use wherever feasible.

Proposed Specific Plan Policies that Would Reduce the Impact

Urban Design Chapter

The Urban Design Chapter of the BVSP includes design guidelines that encourage, to the extent feasible, directing stormwater runoff to natural vegetated systems, such as landscaped planter swales, and gardens that reduce, filter, or slow the runoff before it makes its way into the storm drainage system.

Infrastructure and Public Services Chapter

- 5.1-3 Ensure that development projects in the Planning Area comply with the requirements of the Municipal Regional Stormwater NPDES Permit.
- 5.1-5 Design new streetscape and landscaped areas for stormwater management and the efficient use and conservation of water.
- 5.1-7 Require development in the Belmont Village Planning Area to include low impact development features to reduce stormwater pollutant loads and increase on-site infiltration.

Village Zoning

The design standards for parking lots and structures, similar to those of the Phase I Zoning, specify that surface parking shall be designed, built and permanently maintained to maximize permeability, where feasible and appropriate, through use of pervious pavements, sand-set pavers, and supported turf systems.

Proposed Climate Action Plan Measures that Would Reduce the Impact

Measure TL1, as listed under Impact 4.13-2 above.

Mitigation Measures

None required.

Impact

- 4.13-4 Development under the Proposed Project would not have insufficient water supplies available to serve the project from existing entitlements and resources, or require new or expanded entitlements. (*Less than Significant*)**

Impact of Proposed General Plan, Phase I Zoning, and Climate Action Plan

As discussed in Impact 4.13-1, implementation of the proposed General Plan would result in future residential and commercial land uses in the Planning Area, resulting in additional population, jobs, and changes in land uses.

In the Physical Setting section, Table 4.13-3 shows the actual and projected water demand as well as supply in the MPWD from 2010 through 2035. In 2015, the city's water demand was approximately 840 MG. Water demand in the MPWD is expected to grow over the planning horizon, and the buildout water demand is projected to reach approximately 1,231 MG in the year 2035. Following an Interim Supply Allocation imposed by the SFPUC that reduces the supply to 3.71 mgd (1,354 MG per year) through 2018, the supply assurance will revert indefinitely to 3.891 mgd (1,420 MG per year) under the terms of the Water Supply Contract with the SFPUC.

In 2009, the California Water Code incorporated the Water Conservation Act (SBx7-7), which proposed a 20 percent reduction in statewide urban water use by 2020. According to the 2015 UWMP, MPWD will have to reduce five percent of its total water use from its five-year baseline from 2003 to 2007 of 127 GPCD, resulting in a water reduction goal of 121 GPCD by 2020. The interim target for 2015 is set halfway between the 1997-2006 baseline (131 GPCD) and the 2020 target (121 GPCD), or 126 GPCD. In 2015, based on MPWD's metered data, the per capita use was 85 GPCD, far within the SBx7-7 target of 126 GPCD. MPWD is also on track to meet the 2020 target of 121 GPCD.

As discussed under Impact 4.13-2, proposed General Plan Policies 5.6-1, 5.6-3, and 5.6-5 expand water conservation programs and reduce per capita water use, which preserves water supplies. Policy 5.7-3, as discussed under Impact 4.13-1, works to develop a purified/recycled water program, which also reduces water use.

CAP Measures EW1 and EW2, as discussed under Impact 4.13-2, further reduce water use by promoting water efficiency and conservation.

The Phase I Zoning does not have elements that are distinct from the overall Proposed Project as it relates to this impact.

As a result of compliance with existing regulations, as well as implementation of the proposed General Plan policies and CAP measures as described above and listed below, the impact of the General Plan, Phase I Zoning, and CAP would be less than significant.

Impact of Belmont Village Specific Plan and Village Zoning

The General Plan policies discussed above apply within the BVSP Area, and the BVSP and the associated zoning regulations do not have elements that are distinct from the overall Proposed Project as it relates to this impact, except for BVSP Policy 5.1-4, which, as discussed under Impact 4.13-2, encourages water efficiency in new development through rebates in order to reduce water consumption.

As a result of implementation of the policies and zoning regulations of the BVSP, as well as the General Plan and CAP, the impact of the BVSP and associated zoning regulations would be less than significant.

Proposed General Plan Policies that Would Reduce the Impact

Conservation Element Policies

Policies 5.6-1, 5.6-3, 5.6-5, as listed under Impact 4.13-2 above. Also, Policy 5.7-3, as listed under Impact 4.13-1 above.

Proposed Specific Plan Policies that Would Reduce the Impact

Urban Design Chapter

The Urban Design Chapter of the BVSP includes design guidelines that specify the use of drip irrigation systems for all planted areas, reducing water use for landscaping.

Infrastructure and Public Services Chapter

Policy 5.1-4, as listed under Impact 4.13-2 above.

Proposed Climate Action Plan Measures that Would Reduce the Impact

Measures EW1, EW2, as listed under Impact 4.13-2 above.

Mitigation Measures

None required.

Impact

- 4.13-5 Development under the Proposed Project would not result in a determination by the wastewater treatment provider which serves or may serve Belmont that it has inadequate capacity to serve the Proposed Project's projected demand in addition to the provider's existing commitments. (*Less than Significant with Mitigation*)**

Impact of Proposed General Plan, Phase I Zoning, and Climate Action Plan

Implementation of the proposed General Plan would result in future residential and commercial uses in Belmont, resulting in additional population that would generate additional wastewater. Therefore, wastewater collection, conveyance, and treatment needs would increase over current levels.

As discussed in the Physical Setting section, considering all ongoing and planned improvements, the existing wastewater system is adequate in accommodating the anticipated flow in average and peak dry weather flow conditions by 2030. While anticipated wet weather inflow and infiltration during wet weather events is expected to exceed the existing system capacity by 2030, on-going Capital Improvement Programs for the rehabilitation and replacement of the wastewater system to address deferred sewer capital needs, including proposed flow equalization programs in SVCW's service area, will accommodate the projected wet weather flow regardless of the adoption of the General Plan and Phase I Zoning.

As described under Impact 4.13-2, implementation of the proposed General Plan is expected to exceed the current and pending treatment capacities for the Planning Area, and additional capacity

would need to be developed. The proposed General Plan has policies to address this capacity need. As discussed under Impact 4.13-1, General Plan Policy 5.7-1 continues improvements to the wastewater system consistent with the City's Sanitary Sewer System Capacity Analysis and the Silicon Valley Clean Water Conveyance System Master Plan, and Policy 5.7-2 ensures adequate funding for those improvements through updates to impact fees and connection charges.

In addition, current regulations require compliance with water quality standards and would not allow development without adequate utility capacity, including wastewater treatment capacity. Future development projects allowed under the proposed General Plan and Phase I Zoning would be reviewed by the city and the applicable wastewater providers to determine that sufficient capacity exists to serve the development.

The Phase I Zoning and CAP do not have elements that are distinct from the overall Proposed Project as it relates to this impact.

As a result of compliance with existing regulations, as well as implementation of the proposed General Plan policies as described above and listed below, the impact of the General Plan, Phase I Zoning, and CAP would be less than significant outside of the BVSP Area. As discussed in more detail below, the General Plan would permit additional growth in the BVSP Area that would require construction of additional wastewater treatment facilities; however, this impact would be less than significant with mitigation.

Impact of Belmont Village Specific Plan and Village Zoning

The regulations, CAP measures, and General Plan Policies discussed above apply within the BVSP Area. Growth projections within the BVSP Area are wholly encompassed within growth projections for the Planning Area, and therefore do not reflect any additional growth. As discussed under Impact 4.13-1, BVSP Policy 5.1-2, similar to General Plan Policy 5.7-1, continues improvements to the wastewater system consistent with the City's Sanitary Sewer System Capacity Analysis and the Silicon Valley Clean Water Conveyance System Master Plan.

While implementation of the policies and zoning regulations of the BVSP, as well as the General Plan and other existing regulations would reduce the impact on wastewater treatment capacity, wastewater treatment facility improvements will still be necessary as a direct result of the BVSP, as discussed under Impact 4.13-2. In the BVSP Area, necessary improvements as direct result of the BVSP will consist of upsizing pipe segments as well as the Shoreway Pump Station. As a result, the impact is significant. Mitigation Measure UTIL-2 requires upsizing approximately 1,675 feet of sewer lines downstream of the BVSP Area, while Mitigation Measure UTIL-3 requires upsizing of the Shoreway Pump Station. The impact of the BVSP and Village Zoning, after Mitigation Measures UTIL-2 and UTIL 3, is less than significant.

Proposed General Plan Policies that Would Reduce the Impact

Conservation Element Policies

Policies 5.7-1, 5.7-2, as listed under Impact 4.13-1 above.

Proposed Specific Plan Policies that Would Reduce the Impact

Infrastructure and Public Services Chapter

Policy 5.1-2, as listed under Impact 4.13-1.

Proposed Climate Action Plan Measures that Would Reduce the Impact

There are no strategies in the Climate Action Plan that relate to this topic.

Mitigation Measures

Mitigation Measures UTIL-2 and UTIL-3, as listed under Impact 4.13-2.

Impact

- 4.13-6 Development under the Proposed Project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. (*Less than Significant*)**

Impact of Proposed General Plan, Phase I Zoning, and Climate Action Plan

The City of Belmont and the County of San Mateo are both members of the South Bay Waste Management Authority (SBWMA), also known as Rethink Waste. As a result, the Planning Area is entirely served by Rethink Waste. In 2010, the City signed a franchise agreement with Recology of San Mateo County (Recology), which provides exclusive waste collection, waste reduction, recycling, and composting services. The County signed a similar agreement in 2009. Residential and commercial solid waste collected by Recology, including recyclable and organic materials, is sent to Shoreway Environmental Center for processing and shipment. Shoreway Environmental Center is a regional recycling and transfer station owned by Rethink Waste and accepts waste from its member agencies. Table 4.13-5 in the Physical Setting section shows a breakdown of the amount and type of solid waste by land use in the city.

Rethink Waste provides door-to-door household hazardous waste pickup service for residents. San Mateo County also provides Very Small Quantity Generator Program (VSQG) to dispose of small amount of hazardous wastes from businesses (maximum 100 kilograms per month). The City currently does not set any specific goals for hazardous waste reduction or diversion.

Implementation of the proposed General Plan would result in future residential, commercial, and industrial land uses in the Planning Area, resulting in additional population and increased solid waste generation within the city. AB 939 requires local governments to divert 50 percent of their community's solid waste, and the recent goal that has been set by CalRecycle of 75 percent recycling, composting, or source reduction of solid waste by 2020. Table 4.13-6 in the Physical Setting section shows the diversion rates of waste management in Belmont. The disposal targets for Belmont were met for both residential and employment disposal for the years 2013-2015.

As shown in Table 4.13-7 in the Physical Setting section, over 92 percent of Belmont's solid waste went to the Ox Mountain landfill in 2105, as shown in Table 4.13-6. The remaining eight percent of Belmont's solid waste was sent to various other landfills in the Bay Area and the state. Of the four landfills that accept more than one percent of Belmont's solid waste, only Ox Mountain has an

estimated closure date before 2045. Ox Mountain is currently estimated to close in 2018, though a permit renewal is pending, and the landfill still has over 32 percent of its total capacity remaining. These four facilities combine for a maximum daily throughput of 10,800 tons of solid waste per day.

Given the city's ability to meet its diversion targets, as well as the remaining capacity in area landfills, meeting the collection, transfer, recycling, and disposal needs of the projected population anticipated in the proposed General Plan is not expected to exceed existing permitted solid waste disposal capacity. It is also likely that changes in regulations will occur that will decrease the need for landfill capacity through new recycling measures. In addition, proposed General Plan Policy 5.8-1 promotes solid waste reduction, recycling, and composting.

The CAP also includes measures that support diversion and recycling in the Planning Area. Measure WC1 increases participation in recycling programs and ensures weekly collection of recyclables and organic waste, Measure WC2 mandates recycling by businesses, and Measure WC4 diverts landscaping-related yard waste and food scraps, potentially through banning these organics from landfill.

The Phase I Zoning does not have elements that are distinct from the overall Proposed Project as it relates to this impact.

As a result of compliance with existing regulations, as well as implementation of the proposed General Plan policies as described above and listed below, the impact of the General Plan, Phase I Zoning, and CAP would be less than significant.

Impact of Belmont Village Specific Plan and Village Zoning

The regulations, CAP measures, and General Plan Policies discussed above apply within the BVSP Area. Growth projections within the BVSP Area are wholly encompassed within growth projections for the Planning Area, and therefore do not reflect any additional growth. The BVSP and Village Zoning also include policies that further reduce impacts by supporting diversion and recycling in the BVSP Area. BVSP Policy 5.2-1 requires new development to participate in all recycling, hazardous waste reduction, and solid waste diversion programs at building permit issuance; Policy 5.2-2 requires recycling and composting opportunities in all new multifamily and non-residential development; Policy 5.2-3 requires residents and businesses to recycle; and Policy 5.2-4 encourages residents and businesses to compost while mandating a citywide ban on organics from landfills if adopted.

As a result of implementation of the policies and zoning regulations of the BVSP, as well as the General Plan and CAP, the impact of the BVSP and associated zoning regulations would be less than significant.

Proposed General Plan Policies that Would Reduce the Impact

Conservation Element Policies

- 5.8-1 Promote solid waste reduction, recycling, and composting to Belmont residents and businesses as an important way to conserve limited natural resources and reduce greenhouse gas emissions.

Proposed Specific Plan Policies that Would Reduce the Impact

Infrastructure and Public Services Chapter

- 5.2-1 Require all development to participate in all recycling, hazardous waste reduction, and solid waste diversion programs in effect at the time of issuance of building permits.
- 5.2-2 Require recycling and composting opportunities in all new multifamily and non-residential development.
- 5.2-3 Require residents and businesses in the Village to recycle, and provide staff or contractor to verify compliance.
- 5.2-4 Encourage residents and businesses in the Village to compost their organic waste, and mandate a citywide ban on organics from landfills if adopted.

Proposed Climate Action Plan Measures that Would Reduce the Impact

- WC1 Increase participation in recycling programs and ensure weekly collection of recyclables and organic waste.
- WC2 Mandate businesses recycle and provide staff or contractor to verify compliance (Support and enforce state law).
- WC4 Increase diversion/recycling of yard waste by landscapers and landscape maintenance businesses and food scraps by residents and businesses. Explore a ban on these organics from landfill.

Mitigation Measures

None required.

Impact

- 4.13-7 **Development under the Proposed Project would comply with federal, state, and local statutes and regulations related to solid waste. (*Less than Significant*)**

Impact of Proposed General Plan, Phase I Zoning, and Climate Action Plan

California AB 939 became law in 1989 and established the California Integrated Waste Management Board (CIWMB). AB 939 mandated that California generate a 25 percent diversion rate by 1995 and a 50 percent diversion rate by 2000. In 2005, California diverted 52 percent of its waste from landfills; therefore, the state, including the Planning Area, reached this goal and is in compliance with this law. As of January 1, 2010, CIWMB was abolished and its responsibilities were transferred to CalRecycle. CalRecycle's vision is to achieve the highest waste reduction, recycling, and reuse goals in the nation. The legislature and Governor Brown, through enactment of AB 341, set a goal of 75 percent recycling, composting, or source reduction of solid waste by 2020. Instead of focusing primarily on local diversion, the law calls for the State and CalRecycle to take a statewide approach to decreasing California's reliance on landfills.

As described under Impact 4.13-6, the City of Belmont and the County of San Mateo are both members of the SBWMA, also known as Rethink Waste. As a result, the Planning Area is entirely served by Rethink Waste. The City and County both have franchise agreements with Recology to receive waste collection, waste reduction, recycling, and composting services. Rethink Waste provides door-to-door household hazardous waste pickup service for residents. San Mateo County also provides Very Small Quantity Generator Program (VSQG) to dispose of small amount of hazardous wastes from businesses (maximum 100 kilograms per month). The City currently does not set any specific goals for hazardous waste reduction or diversion.

Development of future land uses, as designated under the proposed General Plan and Phase I Zoning, would be required to comply with federal, State, and local statutes and regulations related to solid waste. Furthermore, as discussed under Impact 4.13-6, proposed General Plan Policy 5.8-1 promotes solid waste reduction, recycling, and composting.

The CAP, as discussed under Impact 4.13-6, supports diversion and recycling in the Planning Area through Measures WC1, WC2, and WC3, decreasing the solid waste disposal needs of current Planning Area residents and businesses, along with future residents and businesses.

As a result of compliance with existing regulations, as well as implementation of the proposed General Plan policies and CAP measures as described above and listed below, the impact of the General Plan, Phase I Zoning, and CAP would be less than significant.

Impact of Belmont Village Specific Plan and Village Zoning

The regulations, CAP measures, and General Plan Policies discussed above apply within the BVSP Area, and the BVSP and the associated zoning regulations do not have elements that are distinct from the overall Proposed Project as it relates to this impact, except for BVSP Policies 5.2-1, 5.2-2, 5.2-3; and 5.2-4, which reduce impacts by supporting diversion and recycling in the BVSP Area, as discussed under Impact 4.13-6.

As a result of implementation of the policies and zoning regulations of the BVSP, as well as the General Plan and CAP, the impact of the BVSP and associated zoning regulations would be less than significant.

Proposed General Plan Policies that Would Reduce the Impact

Conservation Element Policies

Policy 5.8-1, as listed under Impact 4.13-6 above.

Proposed Specific Plan Policies that Would Reduce the Impact

Infrastructure and Public Services Chapter

Policies 5.2-1, 5.2-2, 5.2-3, 5.2-4, as listed under Impact 4.13-6 above.

Proposed Climate Action Plan Measures that Would Reduce the Impact

Measures WC1, WC2, and WC3, as listed under Impact 4.13-6 above.

Mitigation Measures

None required.